

ORDINANCE NO.XXXX

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT (PEN23-092), AND CORRESPONDING ZONING ATLAS AMENDMENTS FOR THE MORENO VALLEY BUSINESS PARK - BUILDING 5, SPECIFIC PLAN (SP-205) AMENDMENT PROJECT

WHEREAS, the City of Moreno Valley is a general law city and a municipal corporation of the State of California (City); and

WHEREAS, LCG 10MV, LLC. ("Applicant") has submitted applications for a General Plan Amendment (PEN24-0167), Specific Plan Amendment (PEN23-0092), and Plot Plan (PEN23-0042) for the Moreno Valley Business Park, Specific Plan (SP-205) Amendment (collectively the "Project Approvals" or "Proposed Project"); and

WHEREAS, in conjunction with the Applicant's requested Project Approvals, and in accordance with the California Environmental Quality Act (CEQA)¹, and the State CEQA Guidelines², the City prepared a Draft Environmental Impact Report (Draft EIR) for the Proposed Project, which was completed by January 16, 2025; and

WHEREAS, the Draft EIR evaluated the Proposed Project's consistency the 2006 General Plan, and it was found, determined and concluded that the Proposed Project is consistent with the 2006 General Plan; and

WHEREAS, the Draft EIR was circulated for public and agency comments and proper notification was provided in accordance with CEQA and the CEQA Guidelines, with the public comment period commencing on January 16, 2025, to March 3, 2025, after which the City prepared the Final EIR (State Clearinghouse No. 2023080366) (Final EIR); and

WHEREAS, the Final EIR has been completed, and has analyzed the environmental impacts of the construction and operation of the Proposed Project; and

WHEREAS, the Final EIR contains the information required by CEQA Guidelines § 15132, including, without limitation, the Draft EIR and all revisions and additions thereto, comments on the Draft EIR received from various agencies, organizations, companies, individuals and other interested parties, and the City's responses to the comments received on the Draft EIR; and

WHEREAS, the Final EIR finds and concludes that all potentially significant environmental impacts from the implementation of the Proposed Project have been identified in the Final EIR and, with the implementation of the mitigation measures defined and set forth in the Mitigation Monitoring and Reporting Program ("MMRP"), will be

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

mitigated to a less-than-significant level and found no impacts which cannot be mitigated to a less-than-significant level; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code section 65905, a public hearing was scheduled before the Moreno Valley Planning Commission for September 11, 2025, and notice thereof was duly published and posted on the Project Site and the City's website and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on September 11, 2025, the Planning Commission, after providing the required notice, conducted the duly-noticed public hearing as prescribed by law to consider the Final EIR and the Proposed Project at which time all interested persons were provided with an opportunity to testify and present evidence, the Planning Commission voted to recommend that the City Council approve and certify the Final EIR for the Proposed Project and approve the Proposed Project; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code section 65905, a public hearing notice was scheduled before the Moreno Valley City Council for October 7, 2025, and notice thereof was duly published in the Press enterprise Newspaper and mail to all property owners of record within 600 feet of the Project Site.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1. RECITALS AND EXHIBITS

That the foregoing Recitals and the attached Exhibits are true and correct and are hereby incorporated by reference.

Section 2. EVIDENCE AND RECORD

That the City Council has considered all the evidence submitted in the record of proceedings for consideration of the Proposed Project, including, but not limited to, the following:

- Peremptory Writ of Mandate (Case No. CVRI210122);
- Moreno Valley General Plan (2006);
- Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- Draft Environmental Impact Report (EIR) for the Proposed Project, including appendices'
- Mitigation Monitoring and Reporting Program;
- Final EIR for the Proposed Project, including appendices (State Clearinghouse No. 2023080366);

- Application and related material and information pertaining to General Plan Amendment (PEN24-0167), Specific Plan Amendment (PEN23-0092), and Plot Plan (PEN23-0042)
- Conditions of Approval for Plot Plan (PEN23-0042);
- All public notices issued by the City of Moreno Valley with regard to the Proposed Project (2023-2025);
- All staff reports, attachments, and related documents prepared by the City of Moreno Valley for the Proposed Project (2025);
- All minutes and transcripts of all public meetings and public hearings held by the City of Moreno Valley related to the Proposed Project (2025);
- Revised Zoning Atlas Map Pages;
- Testimony, and/or comments from the Applicant and its representatives during the public hearing;
- Testimony and/or comments from all persons provided in written format or correspondence at, or prior to, the public hearing, which include all comments on the Draft EIR received during the 45-day public review period, including without limitation, comments on the Draft EIR received from George Hague on or about March 3, 2025, and responses to said comments; and
- All documents and websites used, referenced, or incorporated by reference to the Proposed Project.

Section 3. PROJECT APPROVALS AND REQUISITE FINDINGS

That based upon the Recitals, Exhibits attached hereto and the evidence contained in the record of the proceedings as set forth above, the City Council hereby approves the following project approvals based on their respective signing set forth below:

a. Specific Plan Amendment (PEN23-0092) and the corresponding Specific Plan Amendment Map, attached hereto as Exhibits A and B respectively, based on the following findings:

- 1) That the Specific Plan Amendment is consistent with the existing goals objectives policies and programs of the General Plan;
- 2) That the Specific Plan Amendment will not adversely affect the public health safety or general welfare; and
- 3) That the proceedings to consider and approve the Specific Plan Amendment were conducted in compliance with the Peremptory Writ of Mandate (Case No. CVRI210122).

Section 4. RELEAL OF CONFLICTING PROVISIONS

That all the provisions heretofore adopted by the City Council that are in conflict

with the provisions of this Ordinance, are hereby repealed.

Section 5. SEVERABILITY

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance as hereby adopted shall remain in full force and effect.

Section 6. EFFECTIVE DATE OF ORDINANCE

That this ordinance shall take effect thirty (30) days after its second reading and adoption by the City Council.

Section 7. CERTIFICATION

That the City Clerk shall certify as to the passage of this Ordinance and shall cause the same to be published according to law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

INTRODUCED at a regular meeting of the City Council on October 7, 2025,
and PASSED, APPROVED, AND ADOPTED by the City Council on ____ __, ____, by the
following vote:

CITY OF MORENO VALLEY
CITY COUNCIL

Ulises Cabrera,
Mayor of the City of Moreno Valley

ATTEST:

M. Patricia Rodriguez, City Clerk, CMC

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibits:

Exhibit A: Specific Plan Amendment

Exhibit B: Specific Plan Amendment Map

ORDINANCE JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

ss. CITY OF MORENO VALLEY)

I, _____, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. XXXX was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the _____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem, and Mayor)

CITY CLERK

(SEAL)

EXHIBIT A

**Specific Plan Amendment
(PEN23-0092)**

EXHIBIT B

**Specific Plan Amendment Map
(PEN23-0092)**